

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE
5th Floor Conference Room, City Hall
January 8, 2007

Committee Members present: Holly Jones (Chair), Brownie Newman, Robin Cape

Staff: Jeff Richardson, Charlotte Caplan, Brenda Griffith, Adria Hardy, Kathy Ivey

I. Open Meeting & Approve Minutes

Chair Holly Jones opened the meeting at 3:05 PM. The minutes for the November 20th meeting were approved.

II. Housing Trust Fund Loan Applications

Adria Hardy presented three loan applications:

- Carolina Cornerstone – Jeffress Street
- MHO – Glen Rock Apartments
- Tim Vorst – Haywood Terrace

The Committee discussed and recommended all 3 applications for Council approval on January 16th.

The Committee asked staff to revise the evaluation form to give more points for energy efficiency and for developers who have a good track record using HTF loans.

III. Neighborhood Housing Services Update & Request to Reprogram CDBG Funds

Richard Stiles (President of NHS Board of Directors) described how NHS is restructuring its programs. He requested that a portion of CDBG funds previously allocated for new construction be reallocated to homebuyer assistance loans.

IV. Potential New CDBG Programs

Charlotte Caplan advised the Committee that the City needed to spend an additional \$200,000 - \$300,000 in CDBG funds by April 30, 2007 to reduce its CDBG balance below the required ceiling. Up to \$660,000 was available in uncommitted CDBG funds. Four proposals had been received:

1. Neighborhood Housing Services: Direct Homebuyer Assistance - \$400,000

2. AFD: Fire & Life Safety Education Center on Livingston St. - \$298,000
3. Buncombe County: Crisis Stabilization Center - \$200,000
4. Asheville Transit: Bus stop benches - \$31,000

After discussion, the Committee recommended the following three allocations for Council approval on January 23:

Neighborhood Housing Services	\$200,000
Buncombe County	\$ 86,000
Asheville Transit	\$ 40,000

V. Options for the Brotherton Site

Charlotte Caplan reported that NHS had withdrawn its development proposal and staff had identified the following options for the site:

1. Attempt to find another developer
2. The City itself would develop the site
3. Sell the site, without conditions (recommended by staff)
4. Retain the site for future development or as a park.

The Committee recommended selling the site with no restrictions and reprogramming the sale proceeds to other CDBG programs. They asked staff to find out whether the conditional use permit was still in force and whether the development of affordable housing had been a specific condition.

VI. Public Comment/Any other Business – there were no comments.

VII. Items for February Agenda

The tentative agenda will be:

1. Recognition of members of the Housing Trust Fund Review Panel
2. Housing Trust Fund loan applications
3. Mountain Micro-Enterprise – request for CBDO designation
4. Update on McCormick Heights

The Committee scheduled an additional meeting on March 5th at 4:00 p.m. to review and prioritize HOME applications for projects within Asheville before they go to the HOME Consortium Board. It will also meet on March 12th and 13th to review and make recommendations on CDBG applications.

VIII. Adjourn

The meeting adjourned at 5:00 p.m.